

STATE PROPERTIES COMMITTEE MEETING

TUESDAY, AUGUST 27, 2012

The meeting of the State Properties Committee was called to order at 10:05 a.m. by Chairman Ronald N. Renaud. Attendance of the members was taken by roll call and the following members made their presence known; Robert K. Griffith representing the Rhode Island Department of Administration; Richard B. Woolley representing the Rhode Island Department of Attorney General; and Christopher Feisthamel representing the Rhode Island Office of the General Treasurer, Ex-Officio Member. Others in attendance were Christopher Cotta from the Department of Attorney General; Deborah White and Barbara Cesaro from the Rhode Island Department of Administration; Colleen Kerr from the Rhode Island Department of Transportation; Terri Bisson from the Rhode Island Department of Environmental Management; Guy Abelson from Rhode Island Hospital; Bryan Sawyer from the Gloria Gemma Breast Cancer Resource Foundation; and Paul Grimaldi from the Providence Journal.

Chairman Renaud stated for the record that the State Properties Committee did have a quorum present.

Approval of the minutes from the State Properties Committee meeting held on

Tuesday, July 30, 2013 is deferred to a future meeting of the State Properties

Committee.

ITEM A - Rhode Island Department of Attorney General - A request was made for approval of and signatures on an Indenture of Lease, by and between Great, LLC and the Department of Attorney General for the lease of sixteen (16) parking spaces located at 17 Planet Street in the City of Providence. Mr. Cotta explained that the Department of Attorney General has long struggled to secure safe parking facilities within a reasonable distance from its office. The Lease before the Committee will provide sixteen (16) additional parking spaces for the Departments staff. Mr. Cotta indicated that the average cost for each parking space in the Downtown area is between \$185 and \$210, per month. Mr. Cotta stated that he was able to negotiate these sixteen (16) spaces for \$160 per month. Mr. Cotta noted that the Department leases parking spaces from a number of property-owners throughout the Downtown area. Mr. Griffith asked if these spaces were available to the Department on a twenty-four (24) hour basis or if they are only available to staff during the Department's business hours. Mr. Cotta noted that the spaces are available to staff during regular business hours only, but indicated that if someone wanted to work late there are approximately 42 unpaid parking spaces available on a 24 hour basis located in close proximity to the building. Further discussion ensued relative to alternative means of securing safe parking spaces within reasonable walking distance for the Departments consideration. A motion was made to approve by Mr. Griffith and seconded by Mr. Woolley. Mr. Woolley stated that he will abstain

from voting relative to this item as he is employed by the Department of Attorney General. Said motion passed with two votes "Aye" and one abstention.

Two (2) Vote "Aye"

Mr. Griffith

Chairman Renaud

One (1) Abstention

Mr. Woolley

ITEM B - Department of Environmental Management/Office of Energy Resources - A request was made for approval of and signatures on a Lease Agreement, by and between the Department of Environmental Management/Office of Energy Resources and National Grid for the installment of electric vehicle supply equipment at the following three (3) sites:

- 1. Pulaski State Park ~ 151 Pulaski Road, Glocester (Chepachet); and**
- 2. Blackstone Rest Area ~ Route 295, Cumberland; and**
- 3. Colt State Park ~ Route 114, Bristol.**

Chairman Renaud asked if the Office of Energy Resources has received any feed back relative to the use of the existing charging stations. Ms. Cesaro indicated that it appears the charging stations are being used on a somewhat regular basis and that there have been no security issues reported as of yet. Mr. Griffith asked if the

charging stations will be available year-round or on a seasonal basis especially relative to the State beaches and parks. Ms. Cesaro noted that a decrease in usage is expected especially at some of the parks and beaches; however, the stations will be available for use throughout the year. Chairman Renaud asked if there is anyway someone could misuse these charging stations for other electric devices such as a portable generator. Ms. Cesaro explained that the user must swipe a card that has been issued to them. Additionally, the plug is made strictly for automobiles; it is not a universally designed device. Chairman Renaud asked Ms. Cesaro if she could provide the Committee with a written report concerning the usage of the charging stations at her next appearance. Ms. Cesaro indicated should would do so. A motion was made to approve by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

ITEM C - Department of Administration - A request was made for approval of and signatures on a License Agreement, by and between the Department of Administration and Rhode Island Hospital for use of Station Park on September 7, 2013, for Rhode Island Hospital's 150th Anniversary Celebration. Ms. White explained that Rhode Island Hospital is seeking permission to utilize Station Park for its 150th Anniversary Celebration. Ms. White introduced Mr. Abelson, Director of Administration at Rhode Island Hospital who explained that 1,500 individuals were expected to attend this event for the

employees of Rhode Island Hospital and their families. The event is by invitation only. Chairman Rendaud asked if any tents would be erected on the property. Mr. Abelson indicated that three (3) tents would be erected and anchored with water barrels; measuring 40' X100" ; 30' X 50' ; and 10' X 10'. Mr. Woolley asked if alcoholic beverages would be served or sold. Mr. Abelson stated that no alcohol would be sold or served as this is family oriented celebration.

A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM D - Department of Administration - A request was made for approval of and signatures on a License Agreement, by and between the Department of Administration and the Gloria Gemma Breast Cancer Resource Foundation for use of Station Park from October, 9, 2013, through and including October 14, 2013, for the 2013 Flames of Hope Celebration. Ms. White explained that this is 8th year this event has been held and the 5th year it has been held on State-owned property. Ms. White indicated that 20,000 people are expected to attend this year's Flames of Hope Celebration. Mr. Sawyer explained that the only difference between this year's event and previous years is the addition of a 5K and 10K walk/run events being held on Sunday, October 13, 2013. Chairman Renaud asked if the State Police have been notified of this year's celebration. Mr. Sawyer indicated that the event will be monitored by members of the Providence Police Department, Amtrak Police Department together with twelve (12) armed security guards employed by the Gloria

Gemma Breast Cancer Resource Foundation. Mr. Griffith asked if alcoholic beverages would be sold. Mr. Sawyer indicated that alcoholic beverages would be sold during this event. Chairman Renaud commented that this is a very worthwhile event and does not recall any significant problems in previous years. Chairman Renaud asked that the State Police be informed as to the date of this event. He wished Mr. Sawyer and the Foundation the best of luck. A motion to approve was made by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM E - Department of Environmental Management - A request was made for approval of and signatures on an Indenture of Lease, by and between the Department of Environmental Management and Kenneth J. Rogers for the caretaker's residence located at 772 Greenville Avenue in the Town of Johnston within Snake Den State Park. Ms. Bisson explained that Mr. Rogers is a regional park manager and has been employed by the Department since 1971; he has held the position of caretaker and occupied the residence at Snake Den State Park since 2000. Ms. Bisson stated that this Indenture of Lease is for an initial term of three (3) years with an option to renew for an additional three (3) years. The annual rental fee is \$8,200.00. Payment of the rental fee will be made in biweekly installments via automatic payroll deductions in the amount of \$317.00. Mr. Rogers' responsibilities include surveillance of the property and he is required to respond to emergencies as necessary. Mr. Rogers is required to secure and continuously maintain both general liability and personal property insurance coverage. Chairman Renaud asked

what the general condition of the caretaker's residence. Ms. Bisson indicated that the residence is in fair condition and is code compliant.

Chairman

Renaud asked if any portion of the rental payment is allotted for the upkeep of the premises. Ms. Bisson indicated that she does not believe that a portion of the rent is allotted for maintenance of this or any of the caretakers' residence. Ms. Bisson explained that the tenants are responsible for the day to day maintenance of the residences and are expected to immediately notify the Department of any major problem that may arise which the caretakers feel they are not qualified to resolve. Chairman Renaud commented that perhaps the Department should examine the idea of using a portion of the revenue generated by these caretaker's residence rental payments to maintain these properties as kind of an asset protection program. A motion to approve was made by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM F - Department of Transportation - A request was made for approval and execution of a Deed of Easement from the Rhode Economic Development Corporation to the Department of Transportation in conjunction with the Replacement of the Frenchtown Brook Bridge No. 435 in the Town of East Greenwich Ms. Kerr explained that REDC is granting said easement to the Department so that work on the Replacement of Frenchtown Brook Bridge No. 345 Project can proceed.

Passed Unanimously

The Committee may move to go into Executive Session, pursuant to Rhode Island General Law 42-46-5(a)(5) for the specific purpose of discussion or consideration related to the acquisition or lease of real property for public purpose, or of the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public relating to the following items:

A motion to enter into Executive Session was made by Mr. Griffith and seconded by Mr. Woolley.

A roll call vote was taken and the votes were as follows: Mr. Griffith voted "Aye", Mr. Woolley voted "Aye" and Chairman Renaud voted "Aye."

After detailed discussions relating to Executive Session Items E1 and E2 concluded, a motion to return to the open session of the State Properties Committee meeting and to seal the Executive Session minutes until such time as said matters are resolved, was made by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

Upon returning to open session at 10:35 a.m., the Committee proceeded to vote

relative to Items E1 and E2 presented in Executive Session.

ITEM E1 – Department of Transportation – A request was made for

authorization to proceed with negotiations to obtain a temporary easement agreement in conjunction with repairs to Cole's Bridge No. 134 located in the City of East Providence.). After discussion in Executive Session, a motion to approve was made by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

ITEM E2 – Department of Transportation – A request was made for approval to proceed with negotiations to obtain three (3) temporary easements, by agreement, for the replacement of East Shore Expressway Bridge No. 475 and McCormick Bridge No. 476 in the City of East Providence. After discussion in Executive Session, a motion to approve was made by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

There being no further business to come before the State Properties Committee, the meeting was adjourned at 10:36 a.m. The motion to adjourn was made by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

Holly H. Rhodes, Executive Secretary